

**Horicon Zoning Board of Appeals  
Minutes**

**March 26, 2013  
7:00PM**

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**Present:** Gary Frenz, Chairman  
Cheryl Erickson, Vice-Chair  
Priscilla Remington  
Carl Heilman, Member  
Thad Smith Member  
Bob Miller, Alternate Member

**Also Present:**  
Bill McGhie, Planning Board Member  
Teri Schuerlein, Planning Board Member

**Agenda Items:**     **File #2013-03AV Tax Map 38.20-1-4 Cohen, Jeff & Bonnie seeking a 23' shoreline variance to add a 22'x 24'screen porch to property located on 16 Horicon Birches Road**

The regular meeting was called to order by Chairman, Gary Frenz at 7:00PM.

**Minutes:** Cheryl Erickson made a motion to approve the corrected minutes of January 2013, 2<sup>nd</sup> by Thad Smith. All Ayes.

**New Business:**     File #2013-03AV  
Tax Map #38.20-1-4  
Property Location: 16 Horicon Birches Road  
Owners: Jeff and Bonnie Cohen  
Project: 23 foot shoreline variance to add a 22 foot x 24 foot screen porch

Jim Steen stated that 50' foot setback from the shoreline is required, the applicant can not build on the north side of the house due to the closeness of the property line, this is the minimum variance needed due to the slope of the land and the number of steps needed may be less than what is shown on the drawing. Jim Steen continued to state that this is not a large porch and advised the applicant that the drawing and map submitted would suffice, as he verified the dimensions and a costly survey or drawings were not needed.

Gary Frenz asked if the applicant had anything to add.

Cheryl Erickson asked where the septic is located.

Jim Steen pointed out the septic location to the board, stating that the placement of the septic tank was verified by Jim Wallace.

Gary Frenz asked if the applicant can get to the septic cover to pump it out.

Jim Steen stated that the pumping station is away from the lake and the porch will be built within a foot of the corner of the tank. Jim Steen continued on to state that the porch can not go back further from the lake than what is proposed due to the septic tank, this is a working septic with no need to change it and will request that the septic tank be staked out/flagged during the excavation process and request that the septic be inspected before completion of the project.

Carl Heilman stated that there is 35 feet from the shoreline to the house and the applicant wishes to go an additional 8 feet.

Jim Steen reiterated that the steps are out further than necessary at this time and due to the slope of the land this proposal is the minimum extension toward the lake that will be necessary.

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Being no further discussion, Carl Heilman made a motion to deem the application complete and schedule a public hearing for April 23<sup>rd</sup>, 2013, 2<sup>nd</sup> by Cheryl Erickson. All Ayes.

**Training Dates:** Gary Frenz stated that the training date has changed to April 29<sup>th</sup>. e of the training will be from 4-8:30 PM with a half hour break at 6pm. Gary Frenz continued to state that more dates will be available in July/August and September/October.

**Photo ID Badges:** Gary Frenz stated that Harry Balz is still working with North Warren Central School to coordinate when members can go to the school to get their photo taken.

**Business Cards:** Gary Frenz stated that business cards have been handed out.

Next Meeting is scheduled for April 23<sup>rd</sup>, 2013. Carl Heilman stated that he will not be present for the April meeting but will be here for the training session.

There being no further business before the board, Chair Gary Frenz adjourned the meeting at 7:17 PM

Respectfully Submitted.

*Christine Hayes, Secretary*